

**13 St Georges Terrace, Dubbo, NSW, 2830**



**House For Sale**

Friday, 29 November 2024

13 St Georges Terrace, Dubbo, NSW, 2830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## **SPACIOUS 4 BEDROOM FAMILY HOME WITH EXCEPTIONAL FEATURES!**

This beautifully presented 4 bedroom, 2 bathroom home offers the perfect blend of comfort, style and functionality. With multiple living areas, a fantastic covered outdoor entertaining area and double lock-up shed, this property is designed for both family living and those who love to entertain.

### **Features:**

- 4 bedrooms, master has walk-in robe, bedrooms 2 & 3 have built-ins
- 2 modern bathrooms, including an ensuite to the master bedroom for added convenience
- Multiple living areas:
  - Sunken timber flooring lounge room
  - Open plan living and dining right next to the kitchen at the heart of the home
  - Formal dining or Office
  - Spacious rumpus room perfect for entertaining or movie night
- Covered Entertaining Area: to enjoy year round outdoor entertaining
- Paved outdoor yard with side access via Bell Ave provides ample space for a boat, trailer, or caravan with plenty of room to move.
- Low maintenance garden, watering system in garden beds
- Double lock-up shed has power set up (15amp PowerPoint), ideal for extra storage, a workshop or parking for additional vehicles. Shed size is approx. 6.6m x 6.6m.
- Solar panels
- Recently painted throughout
- Recently installed timber floor coverings
- Ducted evaporative cooling
- Gas point for heating
- Ceiling fans

Situated in Eastridge Estate, this property is conveniently located close to schools and shops, offering easy access to everything you need.

Don't miss out on the opportunity to make this exceptional property your new home!

Disclaimer: Information in this brochure is not independently verified. The vendor and agents disclaim liability, and accuracy is not guaranteed. Prospective purchasers should exercise their judgement.